

## **SHERIFF SALE**

**Tuesday, April 30, 2013**

MAHONING COUNTY COURTHOUSE, COMMISSIONERS' HEARING ROOM  
NO SMOKING, EATING OR DRINKING AND PLEASE TURN OFF ALL CELL PHONES.

### **ALL PARTIES INTENDING TO BID MUST READ THIS BULLETIN.**

#### **\*\*NEW PROCEDURES ARE INCLUDED.\*\***

THESE RULES HAVE BEEN IN EFFECT AS OF THE SEPTEMBER 30, 2008 SALE.

PLEASE READ THIS BULLETIN CAREFULLY PRIOR TO **EACH** SALE,  
AS THE SHERIFF'S OFFICE RESERVES THE RIGHT TO MODIFY THESE PROCEDURES AS NECESSARY  
TO ENSURE OUR COMPLIANCE WITH THE REQUIREMENTS OF HOUSE BILL 138

#### **\*\*\*\*\*TERMS\*\*\*\*\***

**PLAINTIFF:** THIS TERM REFERS TO PROFESSIONALS WHO ATTEND THE SALE AND BID ON BEHALF OF THE BANK OR MORTGAGE COMPANY THAT HOLDS THE LOAN ON THE PROPERTY. PLAINTIFFS FREQUENTLY BID ON SEVERAL PROPERTIES DURING A SALE.

**THIRD PARTY:** THIS TERM REFERS TO ANY PURCHASER WHO IS **NOT** AFFILIATED WITH THE BANK OR MORTGAGE COMPANY.

REQUIREMENTS VARY SLIGHTLY FOR PLAINTIFFS AND THIRD PARTIES, SO THEY ARE OUTLINED IN THIS BULLETIN SEPARATELY. PLEASE READ BOTH THE GENERAL INFORMATION SECTION AND THE SECTION THAT PERTAINS TO YOU THOROUGHLY.

**RECALLED:** THIS TERM REFERS TO THE PROPERTY BEING WITHDRAWN FROM THE SALE

#### **GENERAL INFORMATION**

**ALL BIDS WILL BE IN INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100).** THOSE BIDDING ARE REQUIRED TO CALL OUT THEIR BID IN A LOUD VOICE SO THE AUCTIONEER AND ALL THOSE IN THE ROOM CAN HEAR THE BID. IF THE AUCTIONEER CANNOT HEAR THE BID, IT WILL NOT BE RECOGNIZED. HAND BIDS OR HAND SIGNALS ARE NOT PERMITTED.

THE AUCTIONEER WILL NOW PAUSE AT THE CONCLUSION OF **EACH INDIVIDUAL SALE** DURING THE SHERIFF'S SALE FOR COURT SERVICES STAFF TO ACCEPT THE DEPOSIT AND ACCOMPANYING DOCUMENTS. IF THE SUCCESSFUL BIDDER DOES NOT HAVE A DEPOSIT CHECK READY, THEIR BID WILL BE THROWN OUT AND BIDDING WILL BE REOPENED. **PROCEDURES WILL BE EXPLAINED IN MORE DETAIL IN THIS BULLETIN IN THE SECTIONS DIRECTED TOWARD THIRD PARTY PURCHASERS AND PLAINTIFFS, RESPECTIVELY.**

**DEPOSITS ARE NOW REQUIRED FROM BOTH PLAINTIFFS AND THIRD PARTY PURCHASERS AT THE TIME OF THE SALE. THE DEPOSIT FOR THIRD PARTY PURCHASERS IS 10% OF THE APPRAISED VALUE.** THE DEPOSIT REQUIREMENT FOR PLAINTIFFS IS 10% OF THE APPRAISED VALUE, WITH A \$3,000.00 CAP. **FOR TAX LIEN AND TREASURER'S SALES, THE DEPOSIT IS 10% OF THE MINIMUM BID.** DEPOSITS MUST BE IN THE FORM OF GUARANTEED FUNDS: A CASHIER'S CHECK, LAW FIRM CHECK OR MONEY ORDER, MADE OUT TO MAHONING COUNTY SHERIFF. CASH, CREDIT CARDS AND PERSONAL CHECKS ARE **NOT** ACCEPTED.

**WE ARE NOW USING THE PURCHASER INFORMATION FORM RECOMMENDED BY THE BUCKEYE STATE SHERIFFS ASSOCIATION.** THIS FORM MUST BE HANDED IN ALONG WITH THE DEPOSIT AS EACH PROPERTY IS AUCTIONED OFF. IT MUST BE LEGIBLE AND COMPLETE, AS IT WILL BECOME A PART OF THE COURT RECORD. BLANK COPIES OF THIS FORM ARE AVAILABLE AT THE FRONT TABLE. IT IS STRONGLY RECOMMENDED THAT BIDDERS FILL ONE OUT IN ADVANCE FOR EACH PROPERTY THEY PLAN TO BID ON.

**A BID AT THIS SALE CONSTITUTES A BINDING OFFER FOR THE PROPERTY.** PROSPECTIVE BUYERS ARE URGED TO BE CERTAIN THEY CAN PAY THE DEPOSIT THE DAY OF THE SALE, AND **THE BALANCE PROMPTLY WITHIN 30 DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED.** ONCE A BID HAS BEEN ACCEPTED. FAILURE TO FOLLOW THROUGH WITH THE SALE CONSTITUTES CONTEMPT OF COURT, AND MAY CARRY LEGAL AND FINANCIAL PENALTIES AS SUCH. UNDER THESE CIRCUMSTANCES, DEPOSITS ARE **NOT** REFUNDED.

PROSPECTIVE PURCHASERS ARE HEREBY INFORMED THAT UNDER OHIO REVISED CODE 2329.22, **THERE IS A STATUTORY RIGHT OF REDEMPTION.** SHOULD REDEMPTION BE EXERCISED, YOUR DEPOSIT WILL BE REFUNDED.

**THE PROPERTY DOES NOT BELONG TO THE NEW OWNER UNTIL THE PROPERTY IS DEEDED IN HIS OR HER NAME.** PURCHASERS WHO ATTEMPT TO ACCESS THE PROPERTY PRIOR TO RECEIVING THEIR DEED RISK BEING CHARGED WITH TRESPASSING.

HARD COPIES OF SHERIFF SALE LISTS ARE AVAILABLE IN THE LOBBY OF THE MAHONING COUNTY JUSTICE CENTER AT 110 FIFTH AVENUE, YOUNGSTOWN, OHIO; AT THE DEPUTY SHERIFF'S SECURITY DESK IN THE LOBBY OF THE MAHONING COUNTY COURTHOUSE AND AT **[WWW.MAHONINGSHERIFF.COM/SHERIFF-SALES](http://WWW.MAHONINGSHERIFF.COM/SHERIFF-SALES)**, LISTS ARE RELEASED ONE WEEK IN ADVANCE OF THE SALE. SHERIFF SALE LISTS ARE PROVIDED AS A COURTESY TO THE PUBLIC. THEY ARE NOT A LEGAL DOCUMENT. THE MAHONING COUNTY SHERIFF'S OFFICE IS NOT RESPONSIBLE FOR ANY INACCURACIES.

PLEASE BE INFORMED THAT LEGAL NOTICES ON FORECLOSURES AND TAX DELINQUENT PROPERTIES ARE **PUBLISHED FOR THREE (3) CONSECUTIVE WEEKS IN THE DAILY LEGAL NEWS** PRIOR TO THE SALE. PLEASE CONTACT THE DAILY LEGAL NEWS FOR SUBSCRIPTION INFORMATION.

#### **SALES TO THIRD PARTIES**

**FOR THIRD PARTIES, THE DEPOSIT IS 10% OF THE APPRAISED VALUE. PLEASE COME TO THE SALE PREPARED TO SUBMIT 10% OF THE APPRAISED VALUE IMMEDIATELY UPON YOUR SUCCESSFUL BID, IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.**

THE BALANCE, ALSO IN THE FORM OF A CASHIER'S CHECK PAYABLE TO THE SHERIFF OF MAHONING COUNTY, **IS DUE WITHIN THIRTY (30) DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED.** PER THE REQUIREMENTS OF HB #138, THE CONFIRMATION SHOULD BE FILED WITHIN 30 DAYS OF THE SALE, SO THE FINAL PAYMENT WILL BE DUE APPROXIMATELY 60 DAYS AFTER THE SALE.

**THE SHERIFF'S OFFICE WILL NOTIFY THIRD PARTY PURCHASERS BY PHONE AS SOON AS WE RECEIVE THE CONFIRMATION TO INFORM THEM THAT THE BALANCE IS DUE.** UNLESS THE BALANCE IS RECEIVED WITHIN EIGHT (8) DAYS FROM THE DATE OF NOTIFICATION BY THE SHERIFF'S OFFICE, THE PURCHASER SHALL BE REQUIRED TO PAY INTEREST ON ANY UNPAID BALANCE AT TEN PERCENT (10%) PER ANNUM FROM THE DATE OF THE CONFIRMATION OF SALE TO THE DATE OF PAYMENT OF THE BALANCE, OR THE PURCHASER MAY BE ADJUDGED TO BE IN CONTEMPT OF COURT.

TAXES BECOME THE RESPONSIBILITY OF THE SUCCESSFUL BIDDER AT THE TIME OF SALE. THE PURCHASER PAYS THE TAXES IN THE FORM OF GUARANTEED FUNDS DIRECTLY TO THE TREASURER. WHEN YOU BRING US YOUR COPY OF THE RECEIPT, WE SUBTRACT THE TAXES YOU PAID IN ORDER TO ARRIVE AT YOUR FINAL BALANCE. THE TREASURER'S OFFICE WILL FORWARD THE ORIGINAL RECEIPT TO THE SHERIFF'S OFFICE. PLEASE CONTACT THE TREASURER'S OFFICE AT 330-740-2460, EXT. 7774 IF YOU HAVE ANY QUESTIONS.

**PURCHASE PRICE - YOUR DEPOSIT-TAXES PAID TO TREASURER= FINAL BALANCE DUE TO SHERIFF**

ONCE WE HAVE RECEIVED THE ORANGE RECEIPT AND YOUR FINAL PAYMENT, WE WILL RECORD YOUR DEED.

### **SALES TO THE PLAINTIFF**

AS DISCUSSED IN THE GENERAL INFORMATION SECTION, THE DEPOSIT IS 10% OF THE APPRAISED VALUE OF THE PROPERTY, NOT TO EXCEED \$3,000.00, AND IS DUE IMMEDIATELY AT THE SALE, ALONG WITH THE PURCHASER INFORMATION FORM. THE SHERIFF'S OFFICE WILL ACCEPT LAW FIRM CHECKS FROM PLAINTIFFS FOR THE DEPOSIT, IN ADDITION TO CASHIER'S CHECKS OR MONEY ORDERS. TAXES ARE STILL PAYABLE DIRECTLY TO THE TREASURER, AND THE SHERIFF'S OFFICE STILL NEEDS THE ORIGINAL ORANGE RECEIPT FROM THE TREASURER. **PLAINTIFFS SHOULD NOW GO TO THE TREASURER'S OFFICE AND PAY THE PROPERTY TAXES IMMEDIATELY AFTER THE SALE.** IF YOU HAVE ANY QUESTIONS REGARDING THIS CHANGE, PLEASE CONTACT THE TREASURER'S OFFICE DIRECTLY AT 330-740-2460, EXT. 7774

PROPERTY DESCRIPTION PRE-APPROVAL FORMS ARE **NOT** REQUIRED IN MAHONING COUNTY.

PLAINTIFFS WILL PREPARE DEEDS FOR PROPERTIES WHICH SOLD ON AND AFTER SEPTEMBER 30, 2008. FOR PROPERTIES THAT SOLD PRIOR TO SEPTEMBER 30, 2008, THE SHERIFF'S OFFICE WILL CONTINUE TO PREPARE DEEDS AND MAIL THEM BACK TO THE PLAINTIFF AS WE HAVE DONE PRIOR TO THE PASSAGE OF HB #138. PLEASE DO NOT SEND US DEEDS FOR THESE OLD CASES, AS WE DO NOT HAVE FUNDS ON HAND TO RECORD THEM.

WHEN PLAINTIFFS BEGIN DEED PREPARATION, THEY ARE ENCOURAGED TO USE A DEED MODELED AFTER THE SHORT FORM DEED RECOMMENDED BY THE BUCKEYE SHERIFFS ASSOCIATION. ANY QUESTIONS REGARDING THE FORMATTING OF SHERIFF'S DEEDS MAY BE DIRECTED TO COURT SERVICES AT 330-480-5010.

PER THE RECOMMENDATIONS OF THE BUCKEYE SHERIFFS ASSOCIATION, WE ARE REQUESTING THAT PLAINTIFFS SUBMIT A COMPLETED CONVEYANCE FORM TO THE MAHONING COUNTY SHERIFF'S OFFICE ALONG WITH THE DEED.

DURING THIS PERIOD OF TRANSITION, PLEASE CHECK THIS BULLETIN BEFORE EACH SALE FOR UPDATES TO MAHONING COUNTY SHERIFF SALE PROCEDURE.

**\*\*SHERIFF'S SALES MAY BE CANCELED DUE TO INCLEMENT WEATHER OR OTHER COUNTY EMERGENCY. IN SUCH CASES, THE SALE WILL BE HELD UPON THE REOPENING OF THE MAHONING COUNTY COURTHOUSE AFTER THE EMERGENCY HAS PASSED. REPUBLICATION WILL NOT TAKE PLACE. HOWEVER, NOTICE OF THE NEW SALE DATES WILL BE POSTED ON THE INTERNET. \*\***

**SHERIFF SALE LIST**  
**TUESDAY, APRIL 30, 2013 AT 1:30 P.M.**  
**MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 06CV4584 US BANK NA AS TRUSTEE VS. KENNETH & SANDRA PURCELL	4216 EUCLID BLVD YOUNGSTOWN OH 44512 53-196-0-042-000 & 53-196-0-043-000	\$78,000.00	\$52,000.00
2. 07CV4386 DEUTSCHE BANK NATL TRUST CO VS. RICHARD LORIN HEDRICK	355 N. DUCK CREEK ROAD NORTH JACKSON OH 44451 50-006-0-001-000	\$105,000.00	\$70,000.00
3. 09CV3098 US BANK NA AS TRUSTEE VS. MICHAEL E. CORPS & JENNIFER BRADFORD	4728 SHERIDAN ROAD YOUNGSTOWN OH 44514 53-194-0-180-000	\$57,000.00	\$38,000.00
4. 10CV300 MIDFIRST BANK VS. CANDICE L. ROUZZO	200 PERRY STREET STRUTHERS OH 44471 38-011-0-127-000 & 38-011-0-128-000	\$18,000.00	\$12,000.00
5. 10CV1288 FEDERAL HOME LOAN MTG CORP VS. KEITH C. COLCLOUGH	165 WILDWOOD DRIVE YOUNGSTOWN OH 44512 29-065-0-244-000	\$72,000.00	\$48,000.00
6. 10CV1385 US BANK NA AS TRUSTEE VS. ERIC & DEBRA BOWERS	2019 FOX CHASE DRIVE AUSTINTOWN OH 44515 48-132-0-158-000	\$108,000.00	\$72,000.00 <b>RECALLED</b>
7. 10CV2547 BANK OF AMERICA NA VS. KENNETH & KAREN LAVEROCK	3347 STARWICK DRIVE CANFIELD OH 44406 48-069-0-034-000	\$108,000.00	\$72,000.00
8. 10CV3342 CHASE HOME FINANCE VS. TIMOTHY MCCAULEY	208 SOUTH 15TH STREET SEBRING OH 44672 21-002-0-147-000	\$39,000.00	\$26,000.00
9. 10CV4512 PNC BANK NATL ASSN VS. JOHN & SARA FERNANDEZ	6151 MCCARTNEY ROAD COITSVILLE OH 44436 42-055-0-006-010	\$78,000.00	\$52,000.00
10. 10CV4617 CITIMORTGAGE INC VS. SUSAN R. HYATTE	454 WILKINSON AVE YOUNGSTOWN OH 44509 53-140-0-059-000	\$51,000.00	\$34,000.00
11. 11CV621 ASSOCIATED SCHOOL EMPLOYEES CREDIT UNION VS. MARY T. BRIGUGLIO	13348 SILICA ROAD NORTH JACKSON OH 44451 50-008-0-033-000	\$120,000.00	\$80,000.00
12. 11CV717 DEUTSCHE BANK NATL TRUST CO VS. JOSHUA D. CLINE	1951 CHERRY HILL AVE YOUNGSTOWN OH 44509 53-178-0-054-000	\$300.00	\$200.00

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13. 11CV1564 PNC BANK NATL ASSN VS. ANTONIO A. NIGRO	3045 S. MERIDIAN ROAD YOUNGSTOWN OH 44511 53-152-0-097-000 & 53-152-0-098-000	\$48,000.00	\$32,000.00
14. 11CV1591 LIVE WELL FINANCIAL INC VS. ANN ROOT AKA ANN R. ROOT (DECD), UNK HEIRS & FIDUCIARY OF ESTATE OF ANN ROOT ET AL	3966 EDINBURGH DRIVE YOUNGSTOWN OH 44511 48-006-0-151-000	\$90,000.00	\$60,000.00
15. 11CV1778 PNC MORTGAGE VS. DAVID J. THISTLEWAITE	9600 ARTHUR STREET CANFIELD OH 44406 04-140-0-012-000	\$240,000.00	\$160,000.00
16. 11CV1937 WELLS FARGO BANK VS. GARY & MARGUERITE HARKLEROAD	2983 SPRING MEADOW CIR AUSTINTOWN OH 44515 48-093-0-042-190	\$108,000.00	\$72,000.00
17. 11CV2114 JPMORGAN CHASE BANK VS. UNK HEIRS OF FILIPPO CARUSO ET AL	790 LARKRIDGE AVE YOUNGSTOWN OH 44512 29-015-0-050-000	\$78,000.00	\$52,000.00
18. 11CV2277 BANK OF NEW YORK MELLON VS. LLOYD D. MIMS SR.	65 LANSLOWNE BLVD YOUNGSTOWN OH 44506 53-209-0-015-000 & 53-209-0-016-000	\$39,000.00	\$26,000.00
19. 11CV2443 CITIMORTGAGE INC VS. GEORGE H. JOHNSON JR. & TAMARA JOHNSON	1562 PALO VERDE DR YOUNGSTOWN OH 44514 31-022-0-023-000	\$54,000.00	\$36,000.00
20. 11CV2550 HUNTINGTON NATL BANK VS. ROGER L. FINK	4655 MCCARTNEY ROAD LOWELLVILLE OH 44436 42-049-0-004-000	\$81,000.00	\$54,000.00
21. 11CV2603 JPMORGAN CHASE BANK VS. STEVE DAY	375 ELBEREN STREET YOUNGSTOWN OH 44509 53-094-0-050-000	\$18,000.00	\$12,000.00
22. 11CV2630 JPMORGAN CHASE BANK VS. ANN DALYNN DUNN AKA BRADFORD	727 WESLEY AVE YOUNGSTOWN OH 44509 53-175-0-240-000	\$45,000.00	\$30,000.00
23. 11CV2914 GMAC MORTGAGE LLC VS. JOHN W. BEITZEL	286 OAKLEY AVE YOUNGSTOWN OH 44512 29-065-0-453-000	\$72,000.00	\$48,000.00

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24. 11CV3218 US BANK NA AS TRUSTEE VS. RICHARD & SHERRI RADTKE	3416 GLENWOOD AVE YOUNGSTOWN OH 44511 53-128-0-257-000	\$42,000.00	\$28,000.00
25. 11CV3339 WELLS FARGO BANK VS. ERIC WILLIAM SHAFFER & THERESA M. SHAFFER, UNK HEIRS OF ERIC WILLIAM SHAFFER ET AL	2741 NEWBERN CIRCLE YOUNGSTOWN OH 44502 53-241-0-292-000	\$18,000.00	\$12,000.00
26. 11CV3360 WELLS FARGO BANK VS. HERBERT L. RISLEY III	218 FOREST HILL DR YOUNGSTOWN OH 44515 48-009-0-048-000	\$63,000.00	\$42,000.00
27. 11CV3823 FEDERAL HOME LOAN MTG CORP VS. RUSSELL & JENISE WIA NT	9707 COLUMBIANA-CANFIELD CANFIELD OH 44406 09-054-0-014-000	\$96,000.00	\$64,000.00
28. 12CV18 PNC MORTGAGE VS. MICHELE L. BERTOLINI	30 FAIRLAWN AVE BOARDMAN OH 44512 53-198-0-051-000	\$51,000.00	\$34,000.00
29. 12CV77 DEUTSCHE BANK NATL TRUST CO VS. LISA MULLINS	4046 KIRK ROAD YOUNGSTOWN OH 44511 48-074-0-125-000	\$57,000.00	\$38,000.00
30. 12CV97 CITIMORTGAGE INC VS. JOHN B. BARNETT JR. & ANTOINETTE M. BARNETT	425 N. GLENELLEN AVE YOUNGSTOWN OH 44509 53-171-0-028-000	\$42,000.00	\$28,000.00
31. 12CV146 HUNTINGTON NATL BANK VS. ANTOINETTE B. CHILDERS	168 MUMFORD DRIVE YOUNGSTOWN OH 44505 53-229-0-018-000	\$60,000.00	\$40,000.00
32. 12CV193 WELLS FARGO BANK VS. MICHAEL V. HUGHES	3372 ESTATES CIRCLE YOUNGSTOWN OH 44511 53-155-0-023-000	\$78,000.00	\$52,000.00
33. 12CV487 HOME SAV & LOAN CO OF YO OH VS. ANTHONY & JOAN DEMA IN	3646 LYNHAVEN ROAD YOUNGSTOWN OH 44511 48-001-0-039-000	\$123,000.00	\$82,000.00
34. 12CV520 US BANK NA AS TRUSTEE VS. KELLY WESS	143 CREED STREET STRUTHERS OH 44471 38-007-0-455-000	\$42,000.00	\$28,000.00

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35. 12CV560 MIDFIRST BANK VS. THOMAS E. DAVIS & SOPHIE E. DAVIS AKA SAULSBERRY	165 KLEBER AVE AUSTINTOWN OH 44515 48-027-0-029-000	\$81,000.00	\$54,000.00
36. 12CV686 JPMORGAN CHASE BANK VS. JAMES M. HURFORD	1075 WEST OHIO AVE SEBRING OH 44672 16-014-0-043-000 & 16-014-0-044-000	\$69,000.00	\$46,000.00
37. 12CV780 HOME SAV & LOAN CO OF YO OH VS. JOSH R. ERVIN & MARTY JO ERVIN AKA DIXON	4034 RIBLETT ROAD AUSTINTOWN OH 44515 48-038-0-011-000	\$72,000.00	\$48,000.00
38. 12CV812 US BANK NA AS TRUSTEE VS. TERRY & KAREN BASS	3312 TANGENT STREET YOUNGSTOWN OH 44502 53-060-0-405-000	\$33,000.00	\$22,000.00
39. 12CV889 ONE WEST BANK FSB VS. DONALD & CINDRA THOMPSON	3603 ARDEN BLVD YOUNGSTOWN OH 44511 53-132-0-177-000	\$51,000.00	\$34,000.00
40. 12CV999 WELLS FARGO BANK VS. TIMOTHY W. REESE	266 MAPLEWOOD AVE STRUTHERS OH 44471 38-017-0-073-000	\$42,000.00	\$28,000.00

**NEXT SHERIFF SALE: TUESDAY, MAY 14, 2013**

**NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, MAY 7, 2013**